

News of the Real Estate World

BOLDER BUYS SITE FOR FIFTH AV. FLAT

Fred F. French Gets Bryce Plot at 97th St.; Fishmans Buy 96th St. Parcel.

The plot, 100x200, at the north corner of Fifth avenue and Ninety-seventh street has been sold by the estate of Gen. Lloyd S. Bryce to the Fred F. French Company for \$400,000. The buyers plan a six story apartment to conform with the recent restriction of the height building limit of 75 feet. The French company is building a fourteen story apartment at the north corner of Ninety-fifth street and Fifth avenue.

Parke Estate Plot in Deal.

Julius Fishman & Sons, Inc., purchase from the Farmers Loan and Trust Company, representing the William G. Parke estate, 61-75 East Ninety-sixth street, between Madison and Park avenues, a two story building, 100x100. Negotiations are pending for the resale of the plot to builders who will erect a six story apartment house on the site. George Ronger was the broker.

Plan \$1,000,000 Drive House.

Plans have been filed for the fifteen story apartment house to be erected at 160 Riverside Drive by Paterno & Sons Construction Company. Gaetano Aglio, architect, estimates the cost at \$1,000,000.

Harlem Plot to Be Improved.

The Real Estate Management Company has filed plans for the north-south street for the Pinkney estate five lots on the south side of West 141st street 333 feet 3 inches east of Lenox avenue, 125x99.11, to P. Channon Press, architect, to improve the plots with buildings.

Plan \$200,000 Heights Flat.

Plans have been filed for a five story apartment house, 100x100, at the north corner of Audubon avenue and 180th street for the White Cap Holding Co., Inc. L. F. J. Welher, architect, estimates the cost at \$200,000.

In the Apartment Market.

Charles Berlin sold for the Lucerne Realty Company to Lunenfeld & Prager two apartment houses at 563 and 607 West 170th street. The new 188 West 144th Street Realty Company, C. C. Harris, L. D. Naustein and A. Galinsky, directors, purchased the five-story flat with stores, 341x75, at the southeast corner of Seventh avenue and 124th street. Cherug & Cherug, attorneys, represented the buying company.

SALES IN MANHATTAN REVEALED IN RECORDS

The Heus Realty Company sold to Pauline Glass, Louise Price and Lizzie Davidson the five story flat, 50x100, at 53 and 55 Vermilye avenue and the northeast corner of Academy street.

Carlo M. and Aurelia Boroni sold to Bonifacio Colombo a five story store building at 515 East 100th street, 25x100.

Helenia Reuffman sold to Julius Semmelrath a five story flat, 50x100 West 133d street, 25x100.

Jane L. Scott sold to Bertha Elchler a five story store building at 129 1/2 Delancey street, 25x100.

Samuel L. Gordon sold to Lena Stofol a five story store building at 57 East Thirtieth street, 25x100.

Peter Greengrub sold to George and Anna Neuchta a four story house at 518 East Eighty-second street, 18x100.

G. Goodrich sold to Abraham S. Westlicher a five story store building at 24 Cherry street, 25x100.

Francesco Miraglia sold to Michele Palladino a three story house at 406 East 118th street, 18x100.

The J. L. Holding Company sold to Giuseppe Colonna a five story store building at 223 East 102d street, 25x100.

Edward W. and J. L. Nicholas sold to Alessandro Pozzo a four story house at 173 West Houston street, 22x75.

The Office Realty Company sold to Anna Rosenwald a two story flat, 25x100, at 31 and 33 East 102d street, 25x100.

The New York Kindergarten Association sold to James G. Bennett a six story store building at 110 Ridge street, 25x100.

Agnes Serra sold to the Adriatic Realty Corporation a six story store building at 60 Carmine street, 25x100.

Charles H. Dir sold to William Schacht a three story dwelling at 54 East 121st street, 18x100.

Gustav Werner bought a three story dwelling at 65 East 127th street, 18x100.

BANKER SELLS RESIDENCE.

Slawson & Hobbs have sold for Charles Roho, president of the North River Savings Bank, his former residence at 17 West Eighty-seventh street, 25x100. The property was held at \$40,000.

William A. White & Sons have sold for Dr. Frank S. Matthews his Columbia College leasehold dwelling at 42 West Fifth street, 18x100.

M. Ivill & Co. sold for J. Leo Honigman and Bernard Kreizer as trustees of the estate of Sylvester Knight to Elizabeth Levines the two story dwelling at 100 East 122d street.

John C. Coleman bought from Aaron Shikho 367 West 117th street, a three story dwelling, 18x100.

Peter & Bro. have sold to the Telegram Realty Company for James G. King, George F. Canfield and Allen McGee, executors of the estate of Grace Wilks, 108 Waverley Place, a three story dwelling, 22x75, with a private garage on the street floor. The purchaser expects to make extensive alterations. Plans are being prepared by Frank H. Vitolo, architect.

ARCHITECTS BUY HOME.

The Wood, Dolson Company, Inc., through its representative, Edward H. Morris, sold for Edward Henderson the five story dwelling 60 East Thirtieth street, on lot 2x75, adjoining Fourth avenue. The buyers are Tachau & Vought, architects, who will remodel it for their offices. The property was held at \$40,000.

BROOKLYN TRANSACTIONS.

Edward Polak, Inc., sold a plot, 43x181, on the southwest corner of 115th avenue and 181st street for Mary Pinkin to Jacob J. Smith, and 1629 Stebbins avenue, corner 163d street, a two family frame house with store, 2x75, for L. Brill to Isaac Papick.

Laumeler & Herrmann sold the five story apartment, 62x75, at 301 Arthur avenue, southwest corner of 129th street, held at \$22,000.

Robert Levers sold for the Fort Schuyler Building Company, to Elizabeth Barry, a two story dwelling, 60x120, on Mifflin place, Throgs Neck.

LEXINGTON AVE. CORNER SOLD BY FRED BROWN

Operator Takes Profit on Corner of 74th Street.

Frederick Brown has sold to the Abraham Broken Construction Company the property at the northeast corner of Lexington avenue and Seventy-fourth street, recently assembled by him, for improvement with an eleven story apartment house, which will represent an outlay of approximately \$750,000.

The property is known as 1033 to 1039 Lexington avenue, improved with three flats and a four story building, the site fronting 68 feet on Lexington avenue and 246 feet on Seventy-fourth street. Fred Brown, who sold the property to the broken company, acquired the three southern houses from G. L. Lawrence, a plot on Washington Heights figuring in part payment, and from George White M. Brown bought 1839 Lexington avenue.

HEIGHTS TAXPAYER IS RESOLD BY OPERATOR

Other Business Property Deals in Manhattan.

Julius Nehring, Inc., sold for Daniel H. Jackson to Kalmus Bros., Inc., 311 to 319 Audubon avenue, southeast corner of 181st street, a two story taxpayer, containing six stores and offices, on lot 25x100, held at \$100,000 and renting for \$16,000 annually. This is the second sale of the property by these brokers in three months. The purchasers own the adjoining six story warehouse at 162 to 166 West 181st street, and now control a frontage of 100 feet on 181st street and 120 feet on the avenue.

Dwight, Archibald & Perry, Inc., with George W. Mercer & Sons, Inc., and James E. Mitchell the two four story buildings at 250 Eighth avenue, adjoining the southeast corner of Twenty-third street. The purchasers, George Nockin's Sons, jewelers, contemplate remodeling the buildings for their business. This is part of the parcel of six buildings which Mr. Mitchell purchased for the Smith estate about two weeks ago.

Lawrence, Son & Gerlach purchased from Gardner B. Pennington for \$85,000 the five story warehouse, on plot 25x142.3 irregular, at 417 to 423 Water street, through to 214 and 234 South street.

George W. Mercer & Sons, with Dwight, Archibald & Perry, have sold for C. F. Pennington, 417 to 423 Water street, 142.3, improved with two three story buildings.

ARCHITECT SELLS HIS RESIDENCE IN PELHAM

Other Deals Reported From the Suburbs.

Prinos & Ripley sold for Lewis Bowman, architect, his English cottage, on completion, on the Boulevard at Pelham Heights, to Charles C. Moore, vice-president of the American Bond and Mortgage Company. The property was held at \$30,000.

Recent transactions through the Yonkers office of George Howe include the sale of a large corner plot at Broadway and 262d street, for the American Real Estate Company to a Yonkers client; for the same owners lots Nos. 22 and 23 on Broadway at the city line section to Ebenezer Southall, and lots Nos. 25 and 26 at city line section to Edward J. Fenelon, and a two year lease to Dr. John Collins house at Morsemere place to Joseph B. Walsh, a publisher of this city.

L. E. Deane, Washburn & Co. sold at Plandome to C. F. Chapman, editor of Motor Boating, a plot 100x140, adjoining his home; to L. W. Peffy a plot 75x118, adjoining his place, and to J. J. Siecht a plot 100x120, facing Manhattan Bay; to Nathaniel Doyle an acre plot overlooking Leeds Lake. The same brokers leased at Plandome for the summer season the L. N. Doremus house to T. P. Lee; the home of Glenn Fontaine to Allan Hoyt; to J. L. Anderson a place on West Gate Boulevard; to Henry M. Anderson the Washburn place on West ground, facing Clark T. Chambers' home on Manhattan Bay to Frank Murphy.

Burke Stone, Inc., has leased in Bronxville for Mrs. W. A. Bostwick her residence in the Westchester hills, furnished, for the summer months to Ed. W. Buckhout of this city; for Charles Hellen his apartment, furnished, in Gramatan Court to Ed. McGuire of this city for the summer months; also an apartment to John O'Brien to Alan B. Croeland.

Pell & Tibbitts leased to William Ryle the water front estate at Barkers Point, L. I., formerly belonging to S. H. P. Pell.

Chauncey R. Griffen has rented for John Ranson his furnished property at 4 Prospect avenue, Larchmont, to Kenneth Tanaschuk for the summer.

The Lewis H. May Company sold for Jack Amsterdam his country estate consisting of a modern English brick dwelling and outbuildings on two acres of ground, facing Meadow Road, Cedarhurst, L. I., to Samuel Rosenbaum for occupancy. The property was held at \$50,000.

Housing Deal at Long Beach. For improvement with cottages and bungalows 200 lots on Laurelton boulevard, Market street and adjacent thoroughfares, Long Beach, L. I., have been purchased by the Individual Home Corporation, whose directors are M. and H. and R. Peck.

Brooklyn Man Buys Duck Island. Contract for the sale of Duck Island, near Northport, L. I., has been signed by the Aledo Realty Company. The purchaser is Henry A. Ingraham of Brooklyn and Northport. William B. Codling of Northport was the broker. The property has been held at \$125,000.

\$3,200,000 LOANED FOR CITY HOUSING PROJECTS. S. W. Straus & Co. have underwritten in the last week two first mortgage serial bond issues of \$3,200,000 on new housing projects with a combined capacity of 1,000 rooms. One is a loan of \$1,700,000 on the land and fourteen story apartment hotel building to be erected at Ninety-fifth street and Broadway. The structure will contain 450 rooms divided into small suites. The borrowing corporation is the Van Rensselaer Estates, Inc., of which Henry A. Blumenthal is president. Schwartz & Gross are the architects and Hughes & Hammond were the brokers.

The other underwriting was a first mortgage loan of \$1,500,000 on the Lewis Morris apartment building and land on Grand Boulevard and Concourse, Clifford place and Walton avenue. The building will be thirteen stories on the Concourse elevation and sixteen stories on Walton avenue and will contain 1,000 rooms arranged in apartments of three to seven rooms and bath. The owner is the C. H. Wal Realty, Inc., of which the president and controlling stockholder is Albert J. Schwartz, prominent builder and real estate operator. Emil Letner, Inc., were the brokers.

Pease & Elliman leased for Henry Gernsheim to Dr. J. B. Lynch the four story twenty four flat dwelling at 28 West Eighty-ninth street, between Central Park West and Columbus avenue.

Douglas L. Elliman & Co. leased a duplex apartment in 530 Park avenue, southwest corner of Seventy-sixth street, to Alexander V. Roe of the banking firm of Millett, Roe & Hagen; also in 230 Park avenue, an apartment to Mrs. E. T. Shepley; in 17 East Seventy-third street to Miss Eleanor H. Perkins, and in 123 East Eleventh street to Carroll O. Beckwith.

Pease & Elliman leased an apartment in 105 Park avenue, at Eighty-eighth street, to C. W. Freeman; also an apartment in 105 East Eighty-eighth street to Dwight Macdonald.

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OLD SOUTH CHURCH SITE IS SOLD AGAIN

Deal May Mean Construction of Bachelor Suites in Fine Murray Hill Area.

An apartment house which may be exclusively devoted to suites for bachelors is at last to rise on the site of the Old South Church at the southeast corner of Madison avenue and Thirtieth street. At least that is the inference to be drawn from the resale of the property which was turned over to new owners yesterday by William B. Jones, a Wall street man, who bought the corner last year from August H. Silk, the architect who designed the property at about \$500,000. Conjectures as to the nature of the building project to follow the deal are based upon the fact that William H. Silk is identified with the purchase of the Old South Church. The latter contract to turn the corner over to Mandelbaum & Levine and L. S. & A. M. Bing, who planned the erection of an apartment house. The project was a series of indignation through the sacred district, which numbers among its residents some of New York's finest old families. The case was brought into court and dragged along in true Indorsements from Herbert Hoover, Senator William H. King of Utah, Mayor Hylan, Borough Presidents and other officials will be read at these opening ceremonies.

The executive committee includes John A. Baldwin, Arthur E. Lane of the Arthur E. Lane Lumber Corporation, William D. Carter, president of the Metropolitan League of Savings and Loan Associations; Edward P. Doyle, secretary of Mayor Hylan's Committee on Housing and manager of the Bureau of Information and Research; now of the New York Real Estate Board; Morton Dana Morrill, inventor of the Morrill system of concrete houses, and Carl B. Elmer, secretary of the Long Island Real Estate Board.

The exposition will be open on Sunday, though no special program will be given. Monday will be Mayor's day. Mayor Hylan will speak at 3 o'clock. The Mayor of Newark, Jersey City, White Plains, New Rochelle, Mount Vernon, Yonkers and other near by cities, have been invited to participate.

EDWARD ARLINGTON GETS HOTEL FLANDERS

The Hotel Flanders at 133-137 West Forty-seventh street, through to 134 West Forty-eighth street, has been leased by Edward Arlington, proprietor of the Hotel Harding and the Hotel America in Manhattan and the Colonial Arms in Jamaica, L. I., to the Arlington Hotel Company, which controls the Longacre and Laurelton Hotels, is the lessee. The former price was \$212,000. Sela M. Eaton, formerly of the Hotel Bristol, has been appointed manager of the Flanders. The deal was negotiated by Harvey B. News and William E. Woodman, who were the brokers representing George L. Sanborn, the former lessee.

One of the most attractive and best located residences in Plainfield, N. J., together with about five acres of highly developed ground, having three street frontages, to be sold at public auction on the premises to-day at 2:30 P. M. by Joseph P. Day, auctioneer. The property is located at 541 Sixth street, and includes a twelve room dwelling, a six car garage, a stable with quarters, and other outbuildings.

On the premises at Grimes Hill, Staten Island, Ladd & Nichols and Arthur C. Sheridan, agents and auctioneers, will sell the old homestead of the Nichols family, comprising eighteen acres, residence and outbuildings. The sale will be held at 2 o'clock this afternoon.

REAL ESTATE AT AUCTION.

TODAY
At 2:30 P. M. on Premises
Public Auction Sale
543 Stelle Ave.
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In finest residential section, improved with 2 1/2 story frame dwelling, 12 rooms and 4 baths; also greenhouse, garage for 6 cars and stable with quarters. Beautiful lawns, garden, fruit trees and shrubs. Through street frontage.

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Borough of Brooklyn—Sale or Rent.

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Pease & Elliman have been appointed managers of the apartment house at 132 Madison avenue and 122 East Eighty-ninth street, five buildings which they recently sold to him.

Lawrence, Blake & Jewell have placed the following first mortgages, for Harry Aronson, Inc.: \$150,000 on the northeast corner of Seventy-sixth street and Madison avenue, a ten story apartment; for the American Realty Corporation, \$7,000 on 333 West Fifty-sixth street, a six story elevator apartment house, and for A. Schwabe, \$50,000 on 38 West Thirtieth street, a six story business building.

Buyers of properties reported sold recently follow: Mabel A. Freyer of 26-28 West 131st street; Antonio La Grulla of 171 West Houston street; Maria Margaria of 49 Macdougall street; and Frederick Fricken of 61 West Thirty-ninth street.

Joseph P. Day has placed a first mortgage of \$60,000 on the former old French Hospital's premises at 23 West Thirtieth street, comprising a five story building, 60x125.

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